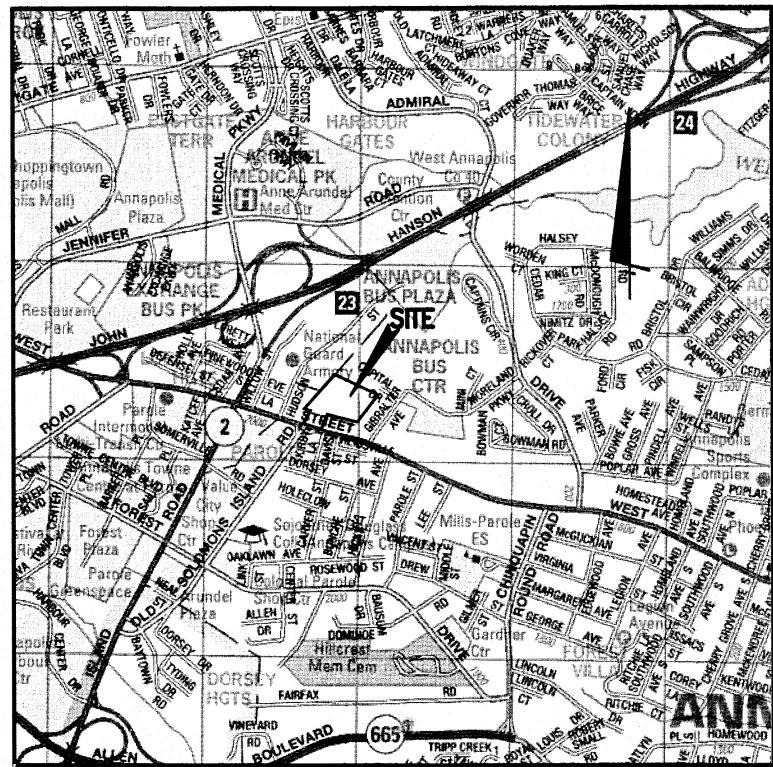
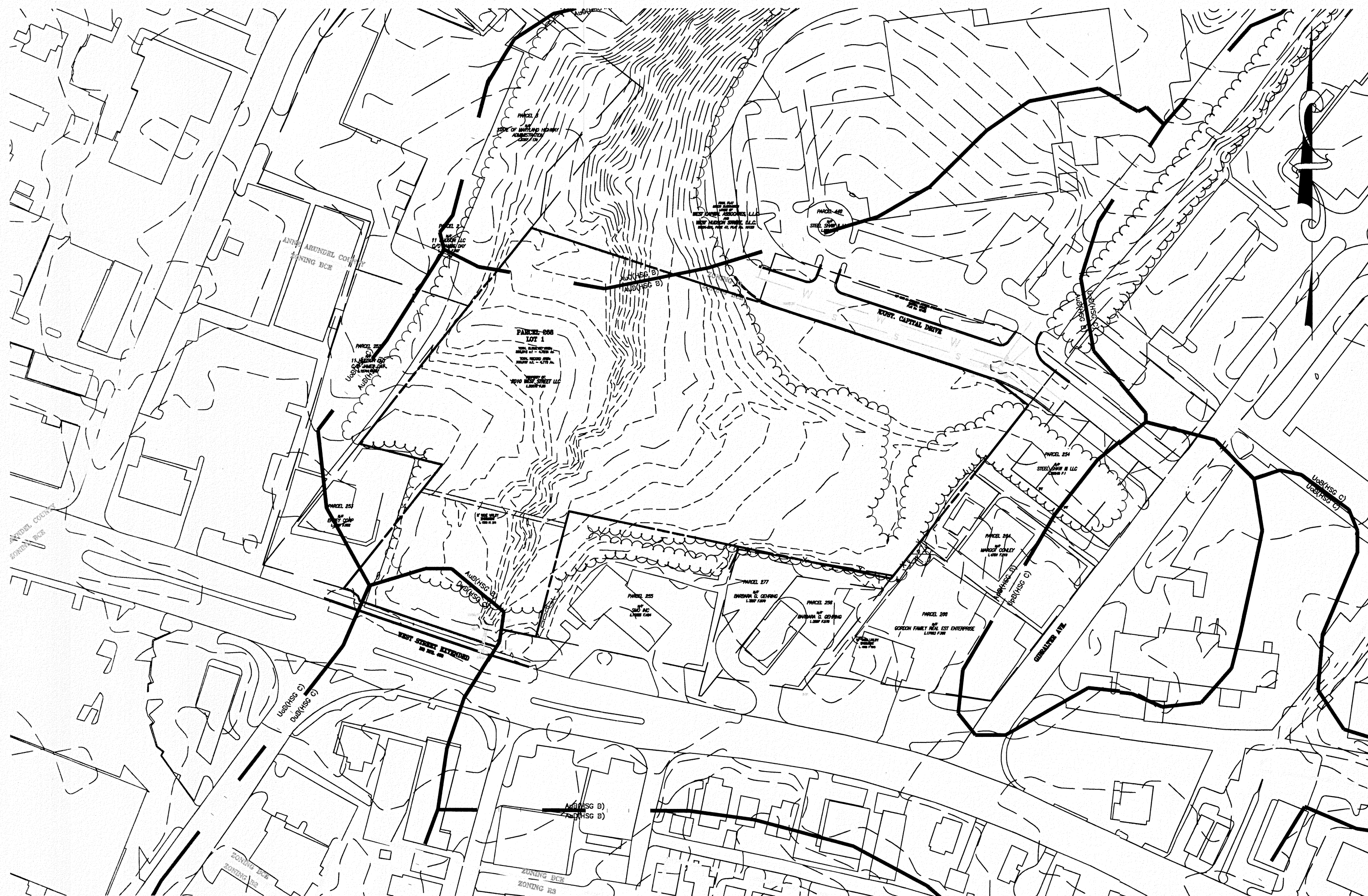


2010 WEST STREET FOREST STAND DELINEATION



VICINITY MAP
SCALE: 1"=2,000'

A.A. CO. MAP PAGE: 5416 GRID: 3E & 3F
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LOCATION MAP
SCALE: 1"=100'

GENERAL NOTES

1. TOTAL SITE AREA: 4.54 Ac.
2. TOTAL FORESTED AREA: 3.84 Ac.
STAND A: 3.84 Ac.
3. NO RARE, THREATENED, OR ENDANGERED SPECIES WERE IDENTIFIED ON THE PROPERTY DURING THE FOREST STAND DELINEATION FIELD WORK.
4. NO KNOWN HISTORIC STRUCTURES ARE LOCATED ON THE PROPERTY.
5. THE FOREST STAND DELINEATION FIELD VISIT WAS CONDUCTED BY KENNETH R. WALLIS AND ANDIE MURTHA OF WETLAND STUDIES AND SOLUTIONS, INC. ON MARCH 11, 2015.
6. FOUR (4) SPECIMEN TREES EXIST ON THE PROPERTY.
7. A FORMAL WETLAND DELINEATION IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS' WETLANDS DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL-ATLANTIC AND GULF COASTAL PLAIN REGION WAS PERFORMED BY KENNETH R. WALLIS AND ANDIE MURTHA OF WETLAND STUDIES AND SOLUTIONS, INC. ON MARCH 11, 2015. JURISDICTIONAL WATERS OF THE U.S. WERE IDENTIFIED ON THE PROPERTY AND THE SURVEYED LIMITS ARE SHOWN ON THIS FOREST STAND DELINEATION PLAN. NON-TIDAL WETLANDS DO NOT EXIST ON THE PROPERTY.

MAPPED SOIL TYPES

Map Unit	Soil Description	K-factor (whole soil)	Hydric Rating	Drainage Class
AuB	Annapolis-Urban land complex, 0-5% slopes	0.24	Non-hydric	Well
AuD	Annapolis-Urban land complex, 5-15% slopes	0.24	Non-hydric	Well
DuB	Dontonton-Urban land complex, 0-5% slopes	0.24	1-32% Hydric	Moderately Well
Uz	Urban land	--	--	--

Source: <http://websoilsurvey.nrcs.usda.gov> (March 2015)

LEGEND

PROPERTY LINE	---
EXISTING TREE LINE	~~~~~
EXISTING BUILDING	▭
EXISTING ZONING	ZONE R-5 ZONE R-1
SOILS BOUNDARY & LABEL	AuB(RSG-B) AuB(RSG-C)

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	FOREST STAND DELINEATION

SPECIMEN TREE TABLE

No.	Common Name	Scientific Name	DBH (Inches)	Condition	Comments
1*	American sycamore	<i>Platanus occidentalis</i>	38	Poor	crown dieback, exposed roots, crooked bole, dead branches
2	American sycamore	<i>Platanus occidentalis</i>	32	Poor	witches brooming, heavy vine cover, cavities, crown dieback, decay, flaking bark on trunk base
3	yellow-poplar	<i>Liriodendron tulipifera</i>	37	Poor	co-dominant leader, included bark, poor form, decay at inclusion, adventitious shoots at base, heavy vine cover
4	box-elder	<i>Acer negundo</i>	36	Poor	visible rot at trunk base, adventitious sprouts, poor form, excessive cavity decay, crown dieback
5	black locust	<i>Robinia pseudoacacia</i>	31	Poor	co-dominant leader fallen, vine cover, adventitious shoots, large cavity in trunk, conks

* - Tree located offsite

SIGNIFICANT TREE TABLE (24-29.9")

No.	Common Name	Scientific Name	DBH (Inches)	Condition	Comments
1	black walnut	<i>Juglans nigra</i>	25	Poor	dead scaffold branches, heavy vine cover, rot at branch attachment
2	white mulberry	<i>Morus alba</i>	29	Fair	poor form, co-dominant leaders growing together, power lines running through crown, poor pruning, twisted competing leader
3	red maple	<i>Acer rubrum</i>	29	Poor	co-dominant leader, one leader dead at top, visible decay in both leaders
4*	black locust	<i>Robinia pseudoacacia</i>	27	Poor	co-dominant leader at 5', broken scaffold branches, crown dieback, large cavity in crotch with rot
5	yellow-poplar	<i>Liriodendron tulipifera</i>	26	Good	crown dieback
6	yellow-poplar	<i>Liriodendron tulipifera</i>	25	Fair	vine cover, swollen trunk base

* - Tree located offsite

FOREST STAND DELINEATION PLAN
CERTIFIED BY:

Kenneth R. Wallis
KENNETH R. WALLIS
WETLAND STUDIES AND SOLUTIONS, INC.
QUALIFIED PROFESSIONAL
PER COMAR 08.19.06.01

5-06-16

DATE

OWNER

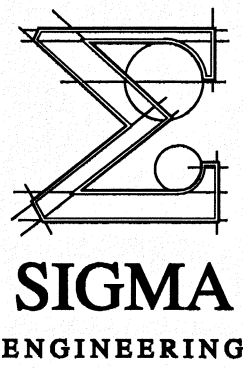
2010 WEST STREET, LLC
C/O WILLIAM H SIROTA
111 S. CALVERT ST, STE 2000
P.O. BOX 817
BALTIMORE, MD 21202-6114

DEVELOPER

2010 WEST STREET, LLC
ATTN: JOHN DIXON
111 S. CALVERT ST, STE 2000
P.O. BOX 817
BALTIMORE, MD 21202-6114
PH: 443-332-6380
EMAIL: jdixon@reliablecompanies.com

NO.	REVISIONS	APP'D BY	DATE

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38344,
EXPIRATION DATE: 9-10-15



SIGMA ENGINEERING
A DIVISION OF
CHARLES P. JOHNSON & ASSOC.
45 OLD SOLOMONS ISLAND ROAD
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ANNAPOLIS, MARYLAND 21401
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SCALE: AS SHOWN

DATE: 5-06-16

DRAWN BY: KCH

DESIGNED BY: JAD/KCH

CHECKED BY: JAD

JOB NO. 16-5004

SHEET 1 OF 2

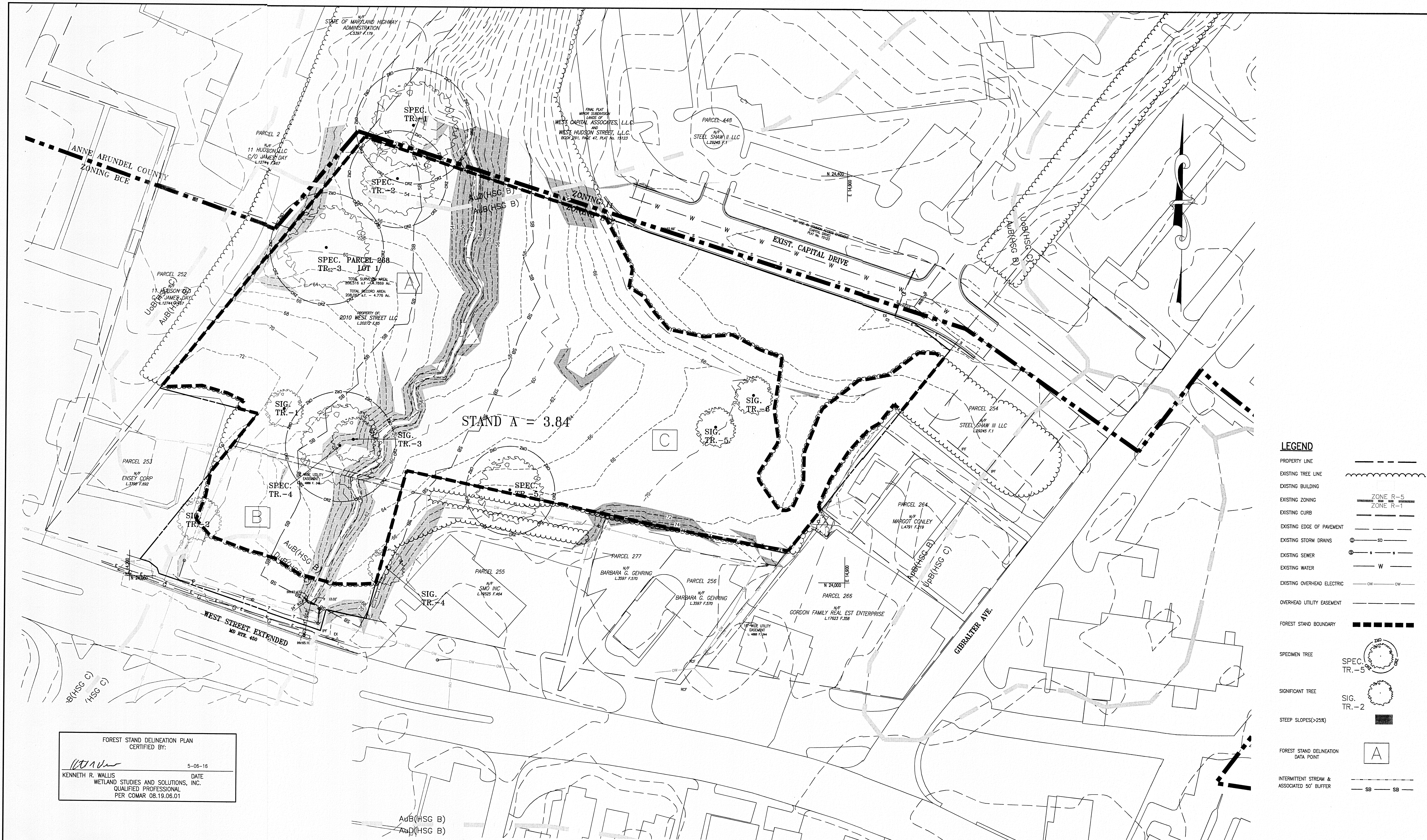
TITLE SHEET

2010 WEST STREET
BCE RESIDENTIAL DEVELOPMENT

2010 WEST STREET
ANNAPOLIS, MD 21401

TM: 518 BLK: 7 PARCELS: 268
5th ASSESSMENT DISTRICT
CITY OF ANNAPOLIS, MARYLAND 21401

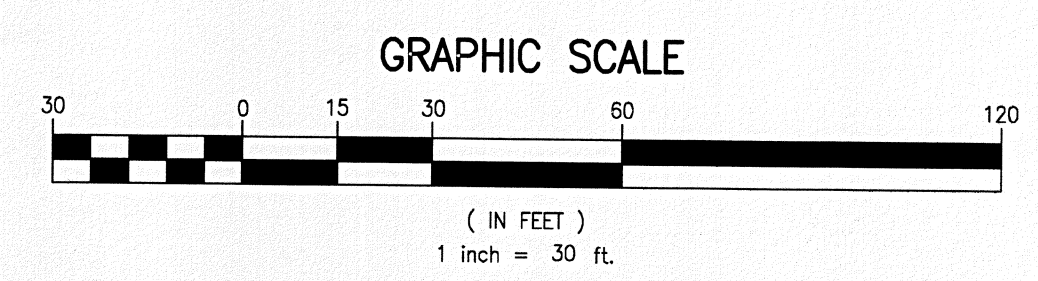
V:\16-5004 2010 WEST STREET\DWG\FSD-SHT1 COV.dwg




- LEGEND**
- PROPERTY LINE
 - EXISTING TREE LINE
 - EXISTING BUILDING
 - EXISTING ZONING
 - EXISTING CURB
 - EXISTING EDGE OF PAVEMENT
 - EXISTING STORM DRAINS
 - EXISTING SEWER
 - EXISTING WATER
 - EXISTING OVERHEAD ELECTRIC
 - OVERHEAD UTILITY EASEMENT
 - FOREST STAND BOUNDARY
 - SPECIMEN TREE
 - SIGNIFICANT TREE
 - STEEP SLOPES(>25%)
 - FOREST STAND DELINEATION DATA POINT
 - INTERMITTENT STREAM & ASSOCIATED 50' BUFFER

FOREST STAND DELINEATION PLAN
CERTIFIED BY:

DATE: 5-06-16
KENNETH R. WALLIS
WETLAND STUDIES AND SOLUTIONS, INC.
QUALIFIED PROFESSIONAL
PER COMAR 08.19.06.01



OWNER 2010 WEST STREET, LLC C/O WILLIAM H SIROTA 111 S. CALVERT ST, STE 2000 P.O. BOX 817 BALTIMORE, MD 21202-6114		DEVELOPER 2010 WEST STREET, LLC ATTN: JOHN DIXON 111 S. CALVERT ST, STE 2000 P.O. BOX 817 BALTIMORE, MD 21202-6114 PH: 443-332-6380 EMAIL: jdixon@reliablecompanies.com		<table><tr><th>NO.</th><th>REVISIONS</th><th>APP'D BY</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>		NO.	REVISIONS	APP'D BY	DATE																					<div><p>SIGMA ENGINEERING</p></div> <div><p>SIGMA ENGINEERING A DIVISION OF CHARLES P. JOHNSON & ASSOC. 45 OLD SOLOMONS ISLAND ROAD SUITE 204 ANNAPOLIS, MARYLAND 21401 TELEPHONE (410) 266-5599 FAX (410) 266-3871 jdawson@cpja.com</p></div>		<p>© 2016 Sigma Engineering a division of Charles P. Johnson & Assoc. These drawings are the property of Sigma Engineering, Inc. a division of Charles P. Johnson & Assoc. Unauthorized reproduction for any purpose is an infirm- ment upon copyright laws. Violators will be subject to prosecution to the fullest extent of the law.</p>		<p>SCALE: AS SHOWN DATE: 5-06-16 DRAWN BY: KCH DESIGNED BY: JAD/KCH CHECKED BY: JAD JOB NO. 16-5004 SHEET 2 OF 2</p>		<p>FOREST STAND DELINEATION PLAN 2010 WEST STREET BCE RESIDENTIAL DEVELOPMENT 2010 WEST STREET ANNAPOLIS, MD 21401 TM: 51B BLK: 7 PARCELS: 268 5th ASSESSMENT DISTRICT CITY OF ANNAPOLIS, MARYLAND 21401 V:\16-5004 2010 WEST STREET\OWO\FSD-SHT2 FSD.dwg</p>	
NO.	REVISIONS	APP'D BY	DATE																																		

PROFESSIONAL CERTIFICATION
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